



**Print Works Close, Brackley
Northants NN13 6QN**



1 Print Works Close Brackley Northants NN13 6QN

- End Terrace
- Brackley Town
- 2 Double Bedrooms
- Allocated Parking
- Open Plan Living
- Built 2017
- Courtyard
- Cloakroom

Guide price £235,000
Leasehold

A stunning 2 bedroom end terrace home with an open plan living room to the kitchen/diner, 2 double bedrooms, bathroom, cloakroom, courtyard to the rear with allocated parking to the front, all located a short walk into Brackley Town Centre.



Local Authority: South Northamptonshire Council 01327 322322
Council Tax Band: This property is currently in band B
Services connected: Mains electricity, gas, water and drainage are connected. Heating is gas fired central heating to radiators and the boiler is located in the kitchen EPC Rating B

**Viewings by prior appointment through
Macintyers 01280 701001**

BRACKLEY

An historic market town in South Northamptonshire, with an attractive Market Place and fine Town Hall, 18th Century buildings and an Old Town area around the Medieval Church. Local facilities include good schooling, a range of shops, including Waitrose, family Butcher, Bakery, Pubs, Restaurants and Cafes. www.brackleynorthants-tc.gov.uk



GROUND FLOOR

The entrance door opens into a hall with a door to the living room, cloakroom and stairs to the first floor. The living room open to the kitchen/diner and has dual aspect with French doors to the rear courtyard. The kitchen has both eye and base level units with modern white doors, and Grey worktops. Built in appliances include an single electric oven, and hob, fridge/freezer, dishwasher and washing machine. The cloakroom is fitted with a white suite comprising of a wash basin and WC.

FIRST FLOOR

The first floor landing has doors to the bedroom 1 and 2 and bathroom. Bedroom 1 is a good size double to the front with space for a wardrobe. Bedroom 2 is also a double size to the rear. The bathroom is fitted with a modern bath with shower over, wash basin and WC.

COURTYARD

To the rear of the property is a courtyard laid to patio and side gated access and South Facing.

PARKING

To the front of the property there is an allocated parking space.

SERVICE CHARGE

The service charge is managed by the residents of Print Works Close, and is an annual fee of £120 for communal areas and driveway maintenance.

AGENTS NOTE

There is direct access Brackley Town high street through secure door entry system.

ANTI MONEY LAUNDERING REGULATIONS

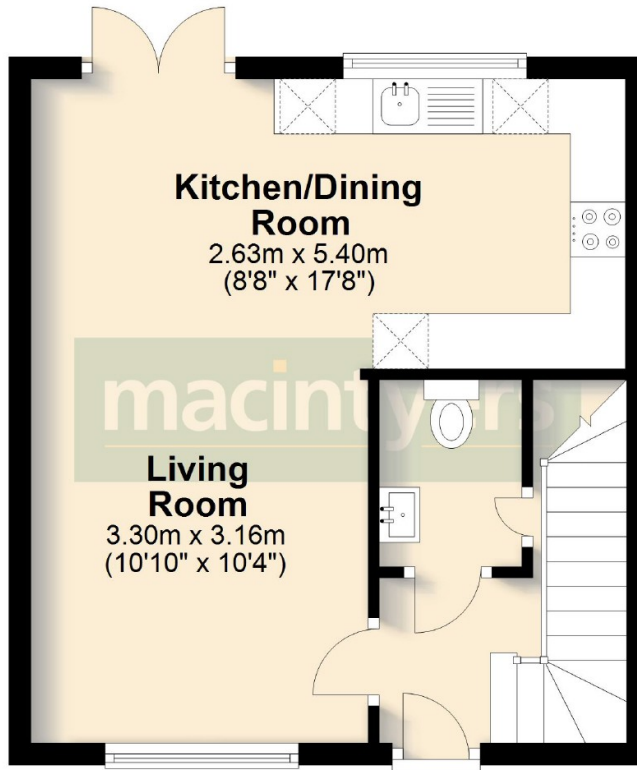
At offer agreed stage Macintyers will need to confirm the buyer's ID and will require full names, dates of birth and address details to complete this process prior to a sales memo being issued.

HIGH SPEED RAIL 2 (HS2)

For details on the proposed route of HS2 through North Bucks and South Northants please visit: www.gov.uk/government/publications/hs2-revised-line-of-route-maps

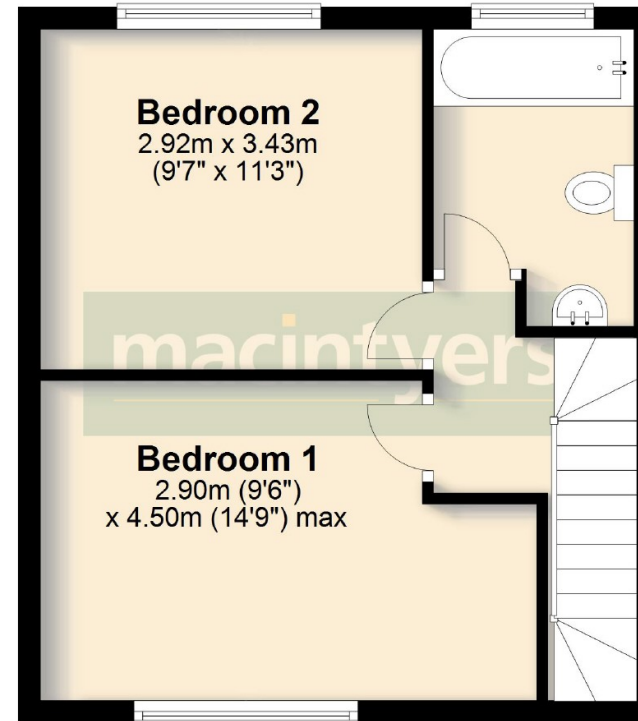
Ground Floor

Approx. 32.9 sq. metres (353.6 sq. feet)



First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 64.8 sq. metres (697.6 sq. feet)

Referral Fees are paid to Macintyers by the following:-

- If we refer your business to Spratt Endicott Solicitors, Gilroy Steel Solicitors or Simply Conveyancing, a referral fee of £75 - £100 is paid upon completion
 - If we refer your business to Higham Critchley Barrows, McRobie Adams or Mortgage Smart, Macintyers receive a referral fee averaging £150 in respect of a Mortgage generated from this referral
- You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

IMPORTANT NOTICE:

Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the buyer is advised to undertake their own tests or get verification from their solicitor, prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.

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